

LEASE AGREEMENT

[FIXED PERIOD]

(Apartments, Studios, Private Rooms, and Roommates)

UNIT: _____
MOVE-IN DATE: _____
MOVE-OUT DATE: _____

This Lease Agreement is between a business entity know as CAMBRIDGE IVY INN, the "Landlord", contact: Mark Roderick +1 617 230 3674,

and Tenant Name: _____, the "Tenant".

Tenant Phone: _____ Tenant email: _____

Landlord agrees to rent to Tenant the accommodations described as Unit Number: _____, the "Unit".

1. MONTHLY RENT and LEASE PERIOD:

Tenant agrees to pay the **MONTHLY RENT** of \$ _____ USD, on or before the first of each month, in advance.

From **MOVE-IN DATE:** _____ 4:00 pm, to **MOVE-OUT DATE:** _____ 11:00 am.

2. THE MONTHLY RENT INCLUDES:

Utilities: Heating, Air Conditioning (from June to September), Water, Hot Water, Gas, Electricity, and Wi-Fi.

Furnishings: Full / Double Bed (54 by 75 inches) (137 by 190 cm), Mattress, Night-table, Closet or Armoire, Dresser, Desk with Light, 2 Chairs, Rugs, Curtains , and Art work. As well as Bed Linens, Pillows, and Duvet / Comforter.

Appliances: Refrigerator, Microwave, Toaster, and CookTop (where applicable).

Kitchen items: Cookware like pots, pans, knives; and Eating-ware like plates, cups, and silverware.

Washer and Dryer are available in the building, and are coin operated. Laundry detergent is provided free.

3. REQUIRED DEPOSITS:

The **FIRST MONTH** deposit to secure the Unit. The **LAST MONTH** and **ONE-MONTH SECURITY** deposits are due **prior or on move-in** date. The SECURITY deposit is returned within 30 days after Tenant moves out.

4. OCCUPANCY OF PREMISES:

Units are for **SINGLE OCCUPANCY ONLY**. Tenant shall not assign or sublet any part of the Unit, nor shall permit the Unit to be occupied for a period longer than a temporary visit (a couple days here and there) by anyone except the individual(s) on this lease. Tenant agrees to move out by the **last day of the last month**, and to inform Landlord if Unit is **unoccupied for 4 days or longer**.

5. CLEANING:

Upon Tenant request, the landlord will perform a PROFESSIONAL CLEANING of the unit ONCE EVERY THREE MONTHS. The building's common areas are routinely cleaned several times per week. Common areas are Main Entrances, Halls, Stairs, Laundry room, as well as the Kitchens and Bathrooms off the Halls on the second and third floors.

6. CARE OF THE PREMISES:

Tenant's Unit must be kept in "Broom Clean" clean condition. Tenant shall not tape to, decorate or alter the Unit or its surfaces. **No boxes, furniture, vehicles or obstructions shall be placed in the Halls, Stairs or other Common Areas or Passageways.**

7. RIGHT OF ENTRY:

Landlord may enter Tenant's Unit, after knocking first, in case of emergency. Landlord will give Tenant advance notice before entering Tenant's Unit to show it to prospective tenants and others.

8. APARTMENT ROOMMATES:

If Tenant is sharing an Apartment with a Roommate, Tenant must share the responsibilities of periodically cleaning the Apartment common areas including the Bathroom, Kitchen, disposing of the trash, and other duties.

9. DISPOSAL OF TRASH AND RECYCLE MATERIALS:

Tenant must FLATTEN and dispose of RECYCLABLE items like delivery boxes and bags, into the RECYCLE - big blue bins located on the left side of the building. Tenant must dispose of NON RECYCLABLE items into the HOUSEHOLD TRASH - smaller grey bins also located on the left of the building.

10. DISTURBANCE, ILLEGAL USE:

Neither Tenant nor Tenant’s family, friends, relatives, invitees, visitors, agents, or help shall make any unlawful noisy or otherwise offensive or illegal use of the premises.

11. HOUSE RULES THAT TENANT AGREES TO FOLLOW:

- TURN OFF all electric items when Tenant is not in the Unit, including air conditioning units, fans, air purifiers, and heaters.
- STAY IN THE KITCHEN while cooking. The Common Kitchen hours are up to 10:00 pm.
- LAUNDRY ROOM HOURS are **from 9:00 am to 9:00 pm**. To prevent fire, please clean the Dryer’s lint-screen after use.
- PARTIES ARE NOT ALLOWED (Tenant may be Liable for guest’s accidents due to alcohol consumed in Tenant’s unit.)
- NOT ALLOWED INSIDE THE BUILDING: Loud Noises, Animals, Smoking, Illegal Drugs, Lit Candles, **and Bicycles or other means of transport.**
- PARKING IS NOT ALLOWED in the driveways at 50 and 52 Irving St. Cars parked there without consent **WILL BE TOWED.**

12. INSURANCE OF PERSONAL PROPERTY:

Tenant is hereby advised and understands that Tenant’s personal property is not insured by Landlord for either damages or loss, and Landlord assumes no liability for any such loss.

13. LEAD PAINT:

This Building was built before 1978 and may contain lead-based paint and other materials. However, Landlord does not have knowledge or information of any lead-based materials and/or hazards in or about the property.

14. NOTICES:

All Notices must be in writing and delivered by e-mail to **cambridgeivyinn@gmail.com**, in text format to **+1 617 230 3674** or mailed to care of **Mark Roderick, Cambridge Ivy Inn, 50 Irving St, Cambridge, MA 02138 USA**

15. ADDITIONAL PROVISIONS:

Tenant SIGNS FIRST: _____ Date: _____

Landlord SIGNS LAST: _____ Date: _____